

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Alameda County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$65,100,424**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:				PJs in State:	93		
% of Funds Committed	96.79 %	96.62 %	44	97.21 %	44	43	
% of Funds Disbursed	91.46 %	89.62 %	36	90.53 %	56	48	
Leveraging Ratio for Rental Activities	8.06	5.82	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	94.60 %	81.70 %	37	85.01 %	66	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.58 %	73.78 %	31	73.71 %	75	60	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	83.83 %	82.03 %	41	81.48 %	58	48	
% of 0-30% AMI Renters to All Renters***	44.59 %	41.00 %	43	45.54 %	47	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.50 %	1	96.14 %	100	100	
Overall Ranking:				In State:	18 / 93	Nationally:	85
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$64,557	\$37,964		\$28,248	711 Units	49.20 %	
Homebuyer Unit	\$39,757	\$21,889		\$15,487	49 Units	3.40 %	
Homeowner-Rehab Unit	\$12,288	\$27,610		\$0	20 Units	1.40 %	
TBRA Unit	\$5,229	\$2,651		\$3,211	666 Units	46.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Alameda County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$174,714	\$277,089	\$12,288
State:*	\$143,646	\$117,519	\$29,047
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	28.8	44.9	80.0	43.6
Black/African American:	29.5	12.2	0.0	52.7
Asian:	20.0	10.2	0.0	0.0
American Indian/Alaska Native:	1.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	1.3	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.1	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	2.1	2.0	0.0	0.0
Asian/Pacific Islander:	3.8	2.0	0.0	0.0

ETHNICITY:

Hispanic	12.7	28.6	20.0	3.6
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HOUSEHOLD SIZE:

1 Person:	39.1	12.2	65.0	72.7
2 Persons:	26.3	8.2	35.0	21.8
3 Persons:	13.9	16.3	0.0	0.0
4 Persons:	9.8	32.7	0.0	1.8
5 Persons:	7.5	18.4	0.0	1.8
6 Persons:	2.7	6.1	0.0	1.8
7 Persons:	0.6	6.1	0.0	0.0
8 or more Persons:	0.1	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.8	14.3	10.0	76.4
Elderly:	28.0	2.0	80.0	1.8
Related/Single Parent:	21.5	14.3	0.0	16.4
Related/Two Parent:	16.7	65.3	10.0	3.6
Other:	4.9	4.1	0.0	1.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.0	0.0 [#]
HOME TBRA:	5.1	
Other:	26.9	
No Assistance:	49.1	

of Section 504 Compliant Units / Completed Units Since 2001 335

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Alameda County Consortium

State: CA

Group Rank: 85
 (Percentile)

State Rank: 18 / 93 PJs

Overall Rank: 0
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	94.6	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	81.58	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	83.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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